



**Cotman Close, Diss IP22 4BS**

**welcome to**

## **Cotman Close, Diss**

Well-presented 3-bedroom house in Diss featuring a spacious lounge with patio doors to an enclosed rear garden, downstairs cloakroom, and a family bathroom. The property is being sold with a tenant in situ, making it an ideal investment opportunity.

### **Entrance Porch**

Front door, downstairs W/C, window to front aspect.

### **Entrance Hall**

Under stairs storage, radiator, laminate flooring.

### **Cloakroom**

Window to side aspect, radiator, W/C, wash basin.

### **Lounge**

19' 7" x 12' 6" ( 5.97m x 3.81m )

Window to front aspect, patio door to rear, laminate flooring.

### **Kitchen**

10' 7" x 13' ( 3.23m x 3.96m )

Window to rear aspect, built in sink, wall and base units, electric cooker, extractor fan, door to side aspect, radiator, pantry cupboard.

### **Landing**

Storage cupboard, carpet flooring.

### **Bedroom 1**

10' 10" x 10' 1" ( 3.30m x 3.07m )

Window to rear aspect, radiator, built in wardrobe, carpet flooring.

### **Bedroom 2**

10' 5" x 9' 1" ( 3.17m x 2.77m )

Window to rear aspect, built in wardrobe, radiator, carpet flooring.

### **Bedroom 3**

10' 2" x 7' 5" ( 3.10m x 2.26m )

Window to front aspect, radiator, carpet flooring.

### **Bathroom**

Window to front aspect, W/C, wash basin, walk in

shower, electric towel rail, storage cupboard.

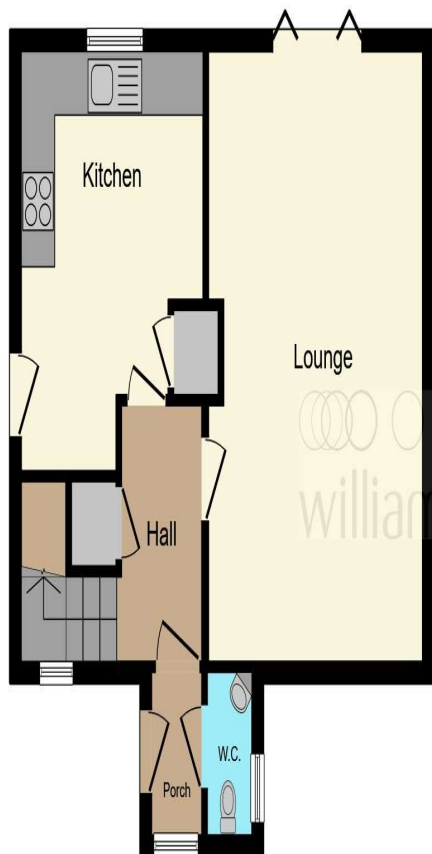
### **Loft Space**

Partially boarded.

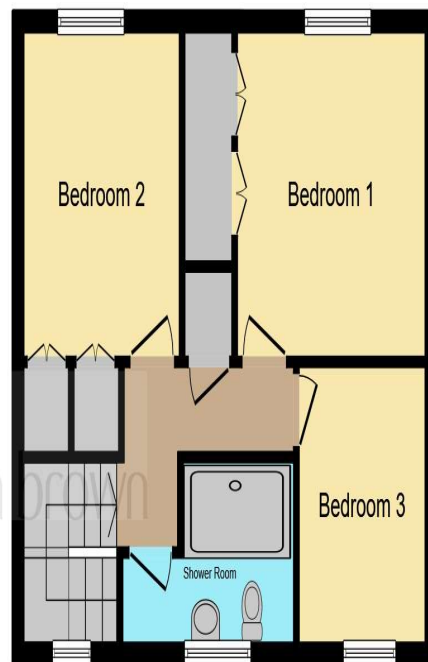
### **Rear Garden**

Small patio area, fenced for boundary, turfed.





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**welcome to**  
**Cotman Close,**  
**Diss**

- Well-presented home
- Tenant in Situ - Ideal for investors
- Enclose rear garden
- Quiet Residential Location
- Three spacious bedrooms

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

**£230,000**



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Property Ref:  
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